

local
properties

buy • sell • let



62 Lady Ann Road
Batley, WF17 0PY

£135,000
Leasehold

**** TWO BEDROOM END TERRACE - RE-ROOFED 2024 - CLOSE TO TRAIN STATION - LOUNGE & DINING KITCHEN - GROUND FLOOR WC - NO CHAIN **** The property benefits from gas central heating and PVCu double glazing. The accommodation briefly comprises: entrance vestibule, guest wc, lounge, dining kitchen with access to cellar, side vestibule, staircase and landing, shower room and two double bedrooms. To the outside there is on street parking and patio garden to rear with outbuilding. The property is ideally situated for access to motorways and easy walking distance to train station. Ideal for first time buyer or small family, viewing is recommended.



• END TERRACE HOUSE • TWO DOUBLE BEDROOMS • GCH & PVCu DG • LOUNGE & DINING KITCHEN

SIDE VESTIBULE

Stairs to first floor. Composite door to side.

LOUNGE

16' x 15'10

With fitted gas fire and wall light points. Window to front. Radiator.

DINING KITCHEN

14' x 9'

With base and wall units incorporating asterite sink. Gas cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Fitted gas fire. Windows to rear and side. Radiator.

ENTRANCE VESTIBULE

With laminate flooring and wash hand basin. Composite door to front.

GUEST WC

With laminate flooring and low flush wc. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to loft.

BEDROOM ONE

16' x 10

With fitted wardrobes to recess. Airing cupboard. Windows to rear and side. Radiator.

BEDROOM TWO

15' x 10'

Two windows to front. Radiator.

SHOWER ROOM

Part tiled with three piece suite comprising: walk in shower, pedestal wash hand basin, low flush wc. Window to side. Radiator.

EXTERIOR

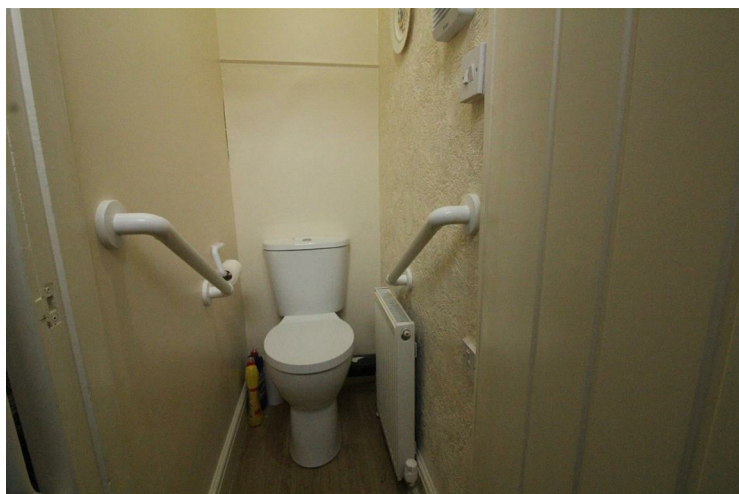
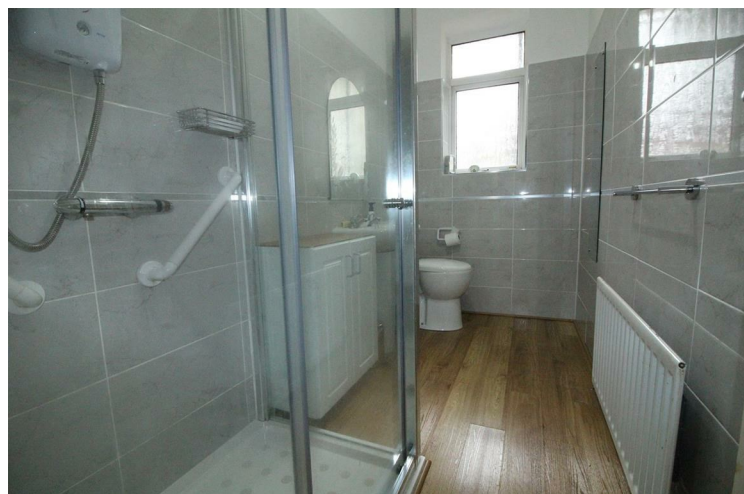
Paved garden to the front of the property. Patio garden to the rear with outbuilding. On street parking to front.

DIRECTIONS

From Birstall Centre proceed down Smithies Lane and turn left onto Bradford Road. Continue for some distance and turn left at the traffic lights by The Mill Village onto Rouse Mill Lane and take the first left onto Soothill Lane. Lady Ann Road is the second turning on the left where number 62 will be found on the right hand side, there is no For Sale board in situ.



- MODERN SHOWER ROOM • GUEST WC • FITTED WARDROBES TO BEDROOM ONE • LOW MAINTENANCE GARDENS & ON STREET PARKING • EPC - D • NO CHAIN



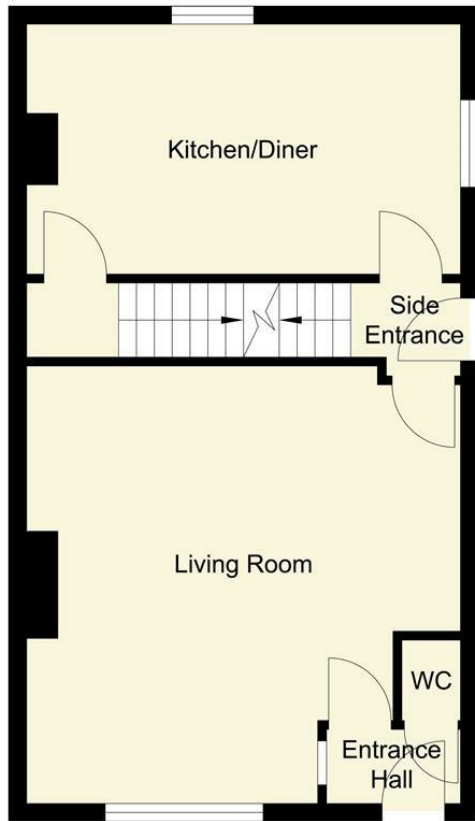




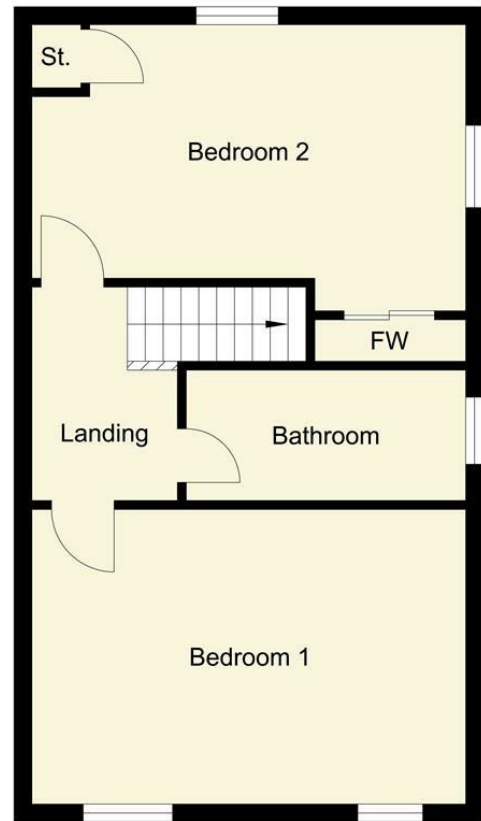
Additional Information

Local Authority - Kirklees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Leasehold



Ground Floor



First Floor

62 Lady Ann Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Lettings
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

